

<div style="border: 2px solid black; padding: 5px; text-align: center; width: 60px; margin: 0 auto;"> CR Zone </div>	<p>Section 19.15.040—REGIONAL COMMERCIAL ZONE</p> <p>PURPOSE AND INTENT: The Regional Commercial (CR) zone implements the Regional Commercial Comprehensive Plan designation. The purpose of this zone is to establish areas for commercial uses that serve the community, the region and the travelling public. The intent is to provide for larger scaled commercial uses that are typically land intensive and are not well-suited to being located downtown, which are designed to encourage pedestrian and transit access, be compatible with adjacent residential neighborhoods, and be consistent with road and utility capacity.</p>
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ONLY THOSE USES LISTED ON THE FOLLOWING USE ZONE CHARTS MAY BE ALLOWED IN THE CR ZONE, SUBJECT TO MEETING ALL APPLICABLE REQUIREMENTS OF THE ZONING CODE. THE FOLLOWING SPECIAL REGULATIONS APPLY TO ALL USES IN THE REGIONAL COMMERCIAL ZONE. BE SURE TO CHECK THE APPLICABLE USE ZONE CHART FOR ADDITIONAL REQUIREMENTS THAT PERTAIN TO SPECIFIC USES. WHERE A SPECIAL REGULATION BELOW CONFLICTS WITH A SPECIAL REGULATION IN A USE ZONE CHART FOR A SPECIFIC USE, THE USE ZONE CHART SHALL APPLY.

19.15.040.1: SPECIAL REGULATIONS:

A. SETBACKS

- i. The required *front setback* shall be landscaped with Type III landscaping as described in Chapter 19.25. The depth of the landscaped area shall be increased 2 feet for each 10 feet (or portion thereof) *building* is *setback* greater than 10 feet. The *Director* may allow or require installation of pedestrian-oriented features or amenities in the *setback*. [Ord. 313 §1, 2000]
- ii. Parking and vehicular circulation areas are not allowed in the required *front setback*. One driveway or parking entrance per *site* is allowed in the *front setback*. For a *site* with a *street* frontage of 240 feet or less, the maximum width for a driveway or parking entrance within the *front setback* is 24 feet. For a *site* with a *street* frontage exceeding 240 feet, the maximum width for a driveway or parking entrance within the *front setback* is 30 feet. The *Director* may modify these requirements if additional landscaping area that exceeds the requirements of this Code is provided on or off-site.
- iii. Outdoor use, activity or storage is not allowed in any required *setback* or required landscape area. The *Director* may approve use of a *setback* or landscaped area for vehicle display and sales, provided that such use will not create a public safety hazard and the remaining landscape areas are either expanded in area or planted with more vegetation.

B. PARKING

- i. Parking lots shall not be located between the *street* and the *building(s)* on the site. The *Director* may waive or modify this requirement through a Type 1 review if no other feasible alternative exists, or if the proposed site plan provides adequate screening of the majority of the parking area from the *street*.
- ii. The maximum width of a parking lot within 20 feet of a *street* shall not exceed the lesser of 63 feet or 75% of the frontage of the *site*.

C. BUILDING DESIGN

- i. Each *building* wall or portion of a wall that is closer than 50 feet to any *property line* of the *site* must be screened or treated in at least one of the ways listed in Section 19.15.040.1.C.ii below if it meets either of the following criteria:
 - a. The wall or portion of the wall has a surface area of at least 400 square feet and has a length and a width of at least 10 feet without a window, door, facade modulation at least 4 feet in depth or other architectural feature; or,
 - b. The wall or portion of the wall is between 4 feet and 13 feet above finished grade level directly adjacent to the wall and has a horizontal dimension longer than 15 feet without a window, door, facade modulation at least 4 feet in depth or other architectural feature.
 - ii. At least one of the following techniques must be used to treat or screen *building* walls or portions of walls that meet either of the criteria in Section 19.15.040.1.C.i:
 - a. Installation of a vertical trellis with climbing vines or plant material in front of the wall. The trellis and its mounting system shall be of sufficient strength to support mature vegetation.
 - b. Providing a landscaped planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall and planted with materials that will obscure or screen at least 50% of the wall within 2 years. The planting bed is in addition to any landscaping required by other sections of this Code.
 - c. Use of alternative techniques to screen the wall, as approved through a Type 1 review process.
 - iii. The first floor walls of a *building* which are within 50 feet of and face toward a *street* shall include at least one public entrance to the *building* or window to provide visual access to the activity within the *building*, for each 50 feet of wall length. Alternative techniques to provide visual access to the activity within the *building* may be used, if approved through a Type 1 review process.
- D. The following special regulations apply to property along the west side of Occidental Ave. So. between So. 136th St. and So. 138th St.:
- i. Non-residential *uses* shall not use Occidental Av. So. for primary access.
 - ii. Type 1 *landscaping* shall be provided within the unused portion of the west half of the Occidental Av. So. *right-of-way*.
 - iii. Lighting shall be directed away from the adjacent *residential zone*.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
<div><div>CR Zone</div><div>USE ⇓</div></div>	REGULATIONS ⇓	Special Review Process (See Ch. 19.65)	MINIMUMS		MAXIMUMS			Landscape Category (See Ch. 19.25)	Minimum Required Parking Spaces (See Ch. 19.20)	Special Regulations (See also Section 19.15.040.1 and Miscellaneous Use, Development and Performance Standards Ch. 19.17)	
			Lot Area	SETBACKS		Lot Coverage					Building Height
				Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage				

19.15.040.2 <i>Retail</i> <i>Office</i> <i>Recreational Facility</i> <i>Theatre</i> <i>Kennel</i>	None	None	10'	0'	85%	90%	35'	C	3 spaces per 1,000 s.f. of net floor area. [Ord. 313 §1, 2000]	1. The following are not permitted: <i>recycling center</i> , and <i>self-service storage facility</i> . 2. Distribution, wholesaling, or manufacturing that support the <i>primary use</i> are allowed as an <i>accessory use</i> . 3. An <i>amusement arcade</i> is allowed as an <i>accessory use</i> .
19.15.040.3 <i>Eating and Drinking Establishment</i>	None	None	10'	0'	85%	90%	35'	D	13 spaces per 1,000 s.f. of dining or lounge area	1. Distribution, wholesaling or manufacturing that support the <i>primary use</i> are allowed as an <i>accessory use</i> . 2. An <i>amusement arcade</i> is allowed as an <i>accessory use</i> .
19.15.040.4 <i>Lodging Facility</i>	None	None	10'	0'	85%	90%	45'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	
19.15.040.5 <i>Community Facility</i> <i>School</i> <i>Day Care Center</i>	None	None	10'	0'	85%	90%	35'	B	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. <i>Day Care Center</i> : Must provide State certification of safe passenger loading area.
19.15.040.6 <i>Family Day Care Home I and II</i>	None	See Special Regulation 1								1. Must comply with requirements of the <i>primary use</i> . 2. <i>Family Day Care Home II</i> : Must provide State certification of safe passenger loading area.

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		Lot Area	SETBACKS		Lot Coverage		Building Height			
			Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage				
19.15.040.7 Mixed Use	None	None	10'	0'	85%	90%	35'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Maximum residential density is 24 <i>dwelling units</i> per acre. 2. Shall provide <i>retail, office or eating and drinking establishment uses</i> on the floor adjacent to a <i>street</i> , or if the <i>site</i> does not abut a <i>street</i> , on floor adjacent to parking lot. <i>Eating and drinking establishment</i> is permitted on any floor. 3. At least 25% of the <i>gross floor area</i> must be designed and used for <i>retail, office or eating and drinking establishment uses</i> .
19.15.040.8 Public Park and Recreation Facilities	None	None.	10'	0'	85%	90%	35'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Lighting for <i>structures</i> and fields shall be directed away from residential areas.
19.15.040.9 Nursing Home	None	None	10'	0'	85%	90%	35'	B	1 space for every 4 beds	
19.15.040.10 Government Facility Private Club Religious Facility Funeral Home	Type 1	None	10'	0'	85%	90%	35'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	

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		Lot Area	SETBACKS		Lot Coverage		Building Height			
			Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage				
19.15.040.11 Public Utility	Type 1	None	30'	30'	85%	90%	35'	D	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Shall be designed, located, constructed and buffered to blend in with their surroundings and minimize adverse impacts on adjacent properties. Special attention shall be given to minimizing noise, light and glare impacts.
19.15.040.12 Indoor Shooting Range	Type 2	None	30'	30'	85%	90%	35'	D	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Shall be designed, located, constructed and buffered to blend in with their surroundings and minimize adverse impacts on adjacent properties. Special attention shall be given to mitigating noise impacts and designing the facility to protect non-users outside of the <i>building</i> from bullets that may penetrate the outer walls and ceiling of the <i>use</i> .
19.15.040.13 Essential Public Facility	Type 3	Development standards shall be determined on a case-by-case basis through the Type 3 review process.								1. Shall be designed, located, constructed and buffered to blend in with their surroundings and minimize adverse impacts on adjacent properties. Special attention shall be given to minimizing noise, light and glare impacts. 2. Shall comply with criteria for siting found in the Burien Comprehensive Plan.
19.15.040.14 Personal Wireless Service Facility ⁽¹⁾	See Chapter 19.50									
19.15.040.15 Off-Site Commercial Parking	None. See Special Regulations 1 and 2.	None	10'	0'	85%	90%	35'	C	See Sec. 19.20.030.2	1. This <i>use</i> is limited to property used for new and/or used automotive sales currently or in the twelve (12) month period preceding application. 2. This <i>use</i> is allowed only until July 12, 2012. After this date, the <i>use</i> is illegal and must be removed.

(1) Amended, Ord. 265, 1999

Note: All landscape categories added by Ord. 293, 2000

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